



Appin, 3 Stanley Drive  
Brookfield | PA5 8UF

pattison&co

Offers Over £335,000



### Appin, 3 Stanley Drive, Brookfield, PA5 8UF

This is a substantial and well presented 3 bedroom one storey bungalow in the ever popular area of Brookfield, Johnstone. The property enters by a bright and welcoming hallway giving access to all apartments. The rear facing lounge presents as a welcoming space to relax and includes feature fireplace together with sliding patio doors allowing for maximum light exposure. The patio doors lead on to the patio decking, which enjoys an enviable south facing garden. The front facing kitchen boasts wall and floor mounted cabinetry in neutral décor and benefits from integrated appliances and abundant worktop space. The kitchen flows in to the spacious dining area where there is space aplenty for a large dining set. Bedroom 1 provides ample space for a double bed is complimented by two large integrated wardrobes and an inviting en-suite bathroom. Bedrooms 2 and 3 are well proportioned and provide ample space for a double bed and ancillary storage. The family bathroom is complimented by stunning full height wall and also floor tiling, and includes three piece suite with separate shower enclosure and bath. The expansive rear gardens are a sight to be adorned, screened by hedges, and provide a quiet and spacious area to relax and enjoy. The property specification is completed with an expansive private driveway and single garage to the rear, together with UPVC double glazing and gas central heating. Brookfield is a much desired village providing quick access to Johnstone, Bridge of Weir and Houston where all usual amenities such as cafes, supermarkets and shops can be found. Further, the nearby M8 motorway network connects the property to the central belt with ease.



All room measurements are taken from the longest widest points and are approximate only:-

Hallway: 6.30m x 5.50m

Lounge: 5.80m x 5.40m

Kitchen: 4.60m x 3.50m

Dining Room: 4.20m x 3.40m

Master Bedroom: 4.80m x 4.70m

En-Suite: 2.60m x 1.80m

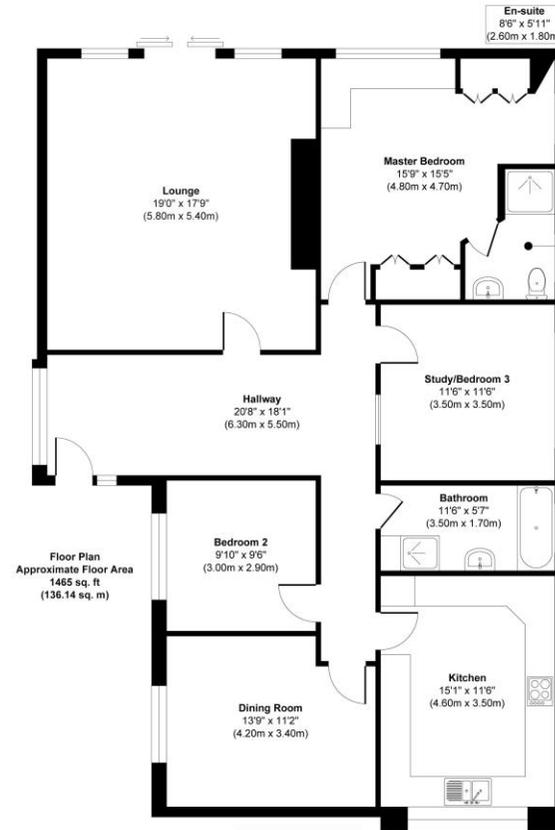
Bedroom 2: 3.00m x 2.90m

Study/Bedroom 3: 3.50m x 3.50m

Bathroom: 3.50m x 1.70m



Stanley Drive, Brookfield, Johnstone, PA5 8UF



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Approx. Gross Internal Floor Area 1465 sq. ft / 136.14 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.